

**FOR LEASE**

Owned and Operated by



# 1501 E. COOLEY DRIVE

Unit B, Colton, California 92324

## ±48,340 SF

AVAILABLE DECEMBER 2025



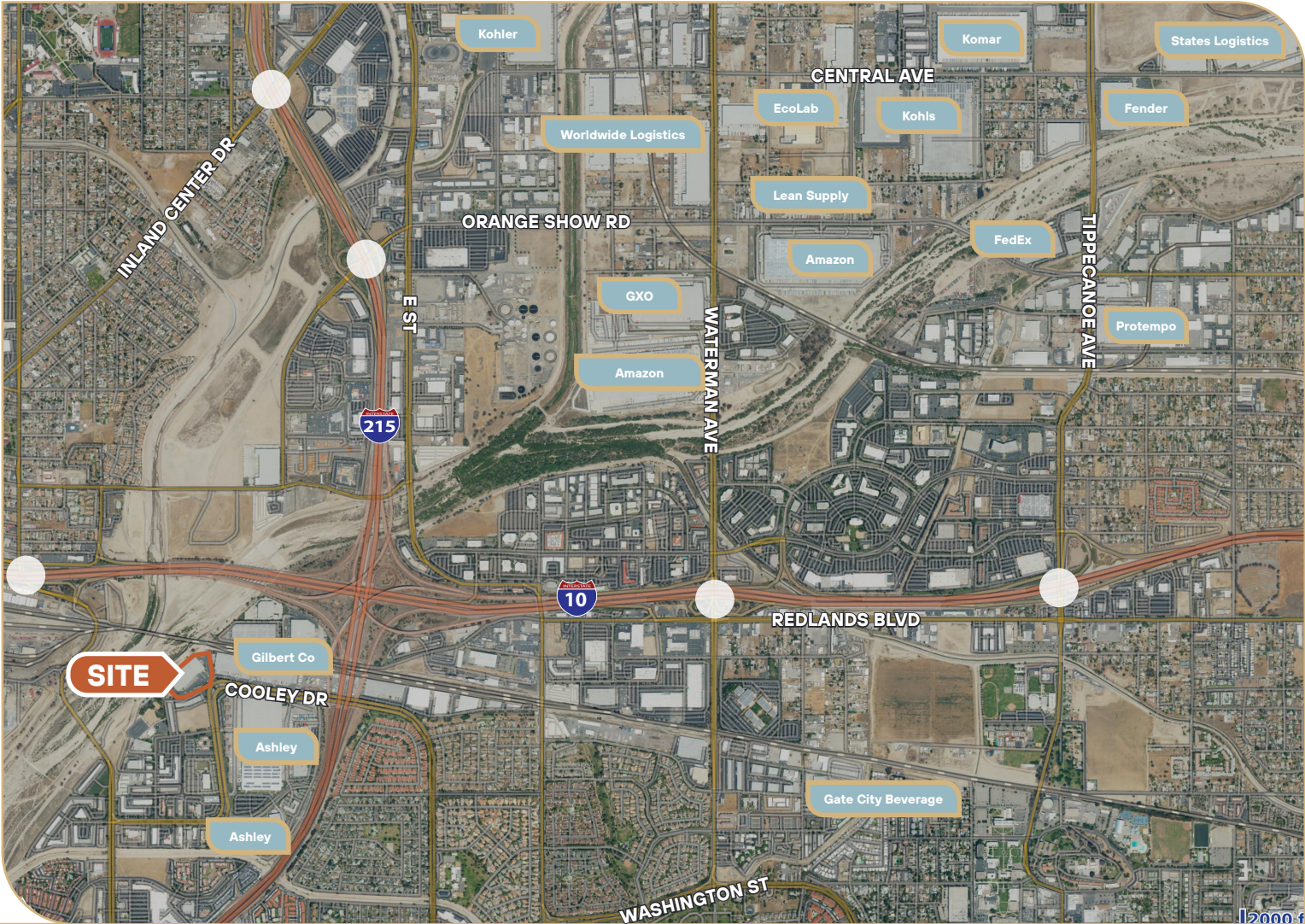
### LEASING INFO & CONTACT

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**Colliers**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





PROPERTY FEATURES

Available SF	±48,340 (POL ±123,717 SF)
Office SF	±3,204 SF
DH Loading	7 (9' x 10')
Dock Packages	5 Dock Plates
GL Loading	1 (12' x 14')
Clear Height	30'
Power	600 Amps 277/480V
Lighting	Upgrading to LED
Sprinkler System	ESFR
Skylights	3%
Corporate Neighbors	Ashley Furniture, Amazon, GXO, Kohler and Kohls





